



Nairn Academy

Stakeholder Group Meeting No. 6

Project Update

13th February 2023

**Robert Campbell, Service Lead
Capital Planning & Estate Strategy**



Review of Capital Programme

1. At the Council meeting in June 2022, a report on the impact of the construction cost pressures was considered in private and Members agreed to carry out a review of the capital programme.
2. However, it was agreed that pre-construction work would continue on several major schools projects, including Nairn Academy.
3. In September, Members agreed priorities for Phase 3 of the Learning Estate Investment Programme and reaffirmed the commitment to the Phase 2 projects at Broadford Primary and Nairn Academy.
4. In October, Members agreed that the revised capital programme would be brought to the Council meeting in December. This was subsequently postponed until February, with an announcement on the outcome of the LEIP 3 funding bid expected by the end of December.
5. Scottish Government advised in December that the LEIP Phase 3 announcement would be delayed until early in 2023. The planned Council meeting in February was cancelled and a revised timescale to conclude the review has not been confirmed.

Recent Progress/Programme

- **Progress**
- Taking on board the feedback received from the public events in September.
- Finalising accommodation requirements and capacity modelling exercise; some additional useable floor area has been included without increasing building footprint.
- Improvements to site layout to take account of access, parking, phasing and security requirements.
- Reviewing the scheme to identify potential cost efficiencies through value engineering, including roof detailing and façade.
- **Programme**
- The latest Balfour Beatty programme shows building handover now planned for November 2025, with a 6 week migration period up to the end of December.
- This is later than the previous programme showing the building being occupied after the October holidays.

Key Risks

ID	Description	Mitigation	RAG Status	Risk Owner
1	Cost - Ongoing impact of construction market pressures	Cost reviews and value engineering ongoing; market feedback has been obtained from supply chain		Contractor/ HC
2	Budget - Additional funding required	Review of the Council's capital programme is ongoing		HC
3	Programme - Potential knock on effects of 1 and 2	Consider contingency plans and impact on Academy; keep Scottish Futures Trust informed		HC
4	Energy Performance - Ensure that building is designed to the appropriate standards	Building and engineering modelling has been undertaken and technical standards reviewed		Contractor/ HC
5	Accommodation/Capacity - Ensure that building will meet requirements	Capacity modelling and assessment of timetable and utilisation of spaces		HC
6	Demolition - Extent of asbestos in main building	Suitable allowances in budget and programme pending intrusive surveys after decant		Contractor/ HC